

**Village of Coxsackie  
Planning Board Minutes – December 17, 2020**

<b>Attendance:</b> Bob VanValkenburg	Stacey Smith
Deidre Meier	Rodney Levine
Pat Maxwell	

- 1. Public Hearing:** Bob VanValkenburg, Chairman, opened the public hearing at 7:00 PM, which was held via Zoom for the proposed minor subdivision of property owned by Joy Rae and bordering both Van Dyke Street and Riverside Avenue. All members of the Board attended either in person or via zoom. Gary Harvey, Surveyor, attended in person as Ms. Rae's representative to answer any questions. No members of the public called in or attended virtually, although one neighboring property owner had called Bob previously to ask details about what was meant by a minor subdivision. Once informed, she had no issue with the application. The hearing was closed at 7:15 PM in a motion made by Deidre Meier and seconded by Rodney Levine. Motion carried unanimously.
- 2. Call to order, Minutes:** Our regular meeting was called to order at 7:15 by Chairman Bob VanValkenburg. He and Pat Maxwell attended in person, other members and Kevin Schwenfeier, our engineering consultant, appeared virtually via Zoom. The minutes from our November 19, 2020 meeting were approved unanimously in a motion made by Rodney Levine and seconded by Stacey Smith. The Board finalized their review of the application for dividing the property into 2 separate parcels as detailed in our November 19, 2020 minutes. With no public comments and no further information needed, the Board approved the application in a motion made by Deidre Meier and seconded by Rodney Levine. Motion carried unanimously. Bob reminded Gary that 5 paper and 1 mylar copy were needed for his signature and forwarding to the Greene County Planning Board, our Board, and Village Clerk. Gary will coordinate with Bob on getting the final copies to him. The regular meeting was then adjourned at 7:30 PM.
- 3. Public Hearing:** Bob then opened the 2<sup>nd</sup> public hearing via Zoom for the proposed co-location by Verizon Wireless of equipment on the existing cell phone towers owned by State Telephone at 193 Mansion Street. All members and Kevin remained in attendance and were joined by Tim Richmond, representative for Verizon, via Zoom. The added equipment would provide new, more advanced emergency and non-emergency 4G broadband and other wireless telecommunication services to the Village. The co-location requires both site plan and special use permit applications and hearings, as detailed in our November 19, 2020 minutes. No members of the public called in or attended virtually. However, it was discovered during our internal discussions at the hearing that Tim had failed to send the neighborhood notifications by certified mail, return receipt requested, as required by Village Code. After confirming on how to proceed by consulting with Kevin Schwenfeier, still attending via Zoom, we determined that the hearing would have to remain open until re-scheduled before our meeting on January 21, 2021. A motion to that effect was made by Rodney Levine and seconded by Deidre Meier. Motion carried unanimously.
- 4. Reopened Regular Meeting:** Further discussion followed for proceeding with the ongoing public hearing for State Telephone's applications. Pat Maxwell will draft a new hearing notice for the applications and forward it to the Village Clerk for immediate posting in the Daily Mail, and Village Facebook and Website pages. The notice will contain the original details of the hearing and include the status of the hearing remaining open until January 21, 2021.
- 5. New Business – None.**
- 6. Old Business:**
  - A. 270 Mansion Street – No updates.**
  - B. South River Street Redevelopment – No new updates.**
  - C. Reed Street Vacant Lots – Potential boutique hotel – no new updates**
  - D. 40 Bailey Street – Special Use Permit for Self-Storage Units – no new updates.**
  - E. Review of fencing – final review tabled for a future meeting.**
  - F. Review of Town of Coxsackie draft solar regulations – tabled for a future meeting.**

**G. Review of Chapter 155 – Zoning** – tabled for a future meeting.

**5. Other:**

**H. Public Comment** – None.

**I. Correspondence** – None.

**J.** No other business was brought before the Board, so the meeting was adjourned at 7:38 PM in a motion made by Deidre Meier and seconded by Rodney Levine. Motion carried unanimously.

**K.** Our next regular meeting is scheduled for January 21, 2021.

Respectfully submitted,

Patricia H. Maxwell, Secretary